

***Village of Barrington
Zoning Board of Appeals
Minutes Summary***

Date: Tuesday, August 2, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Patricia Pokorski, Chairperson
Ryan Julian, Commissioner
Bruce Kramer, Commissioner
Daniel Fitzgerald, Commissioner
Todd Sholeen, Commissioner

Staff Members: Paul Evans, Assistant Director of Planning

Call to Order

Ms. Pokorski called the meeting to order at 7:10 p.m.

Roll Call noted the following: Patricia Pokorski, Chair, present; Ryan Julian, present; Bruce Kramer, present; Todd Sholeen, present; Victoria Perille, absent; Daniel Fitzgerald, present and Peg Moston, absent. There being a quorum established, the meeting proceeded.

Chairperson's Remarks

Ms. Pokorski announced the order of proceedings. Ms. Pokorski swore in all who would be speaking on the petition.

Ms. Pokorski announced that she had purchased a farewell card for Ex-Commissioner Robert Henehan and would like the Commissioners to sign the card after the meeting.

Old Business

None

New Business

ZBA 05-08: Bulinski Residence – 418 E. Russell Street (Variation)

Petitioner: Jason and Jaime Bulinski

David Heidtke, architect for the owner, stated the property owner is proposing to construct a second story addition over a portion of the existing residential structure. The current residence consists of a one (1) story structure. The property is zoned R-7 Two Family Residential and requires minimum interior side yard setbacks of seven (7) feet and a minimum front yard setback of 23.88 feet, as determined by measuring the average setback of buildings along that block. Mr. Heidtke pointed out the setback for the block is unusually long because the Scout Cabin is set back about 48 feet when other homes in the neighborhood are set back between 16-24 feet.

Ms. Pokorski asked for staff comment.

Mr. Evans stated that the applicant seeks a variation from Chapter 6, Section 6.1, Subsection A and Chapter 6, Section 6.8, Subsection E, Number 3, of the Village of Barrington Zoning Ordinance relative to continuing an existing encroachment into the required interior side yard setbacks on the east side of the property and continuing an existing encroachment into the required front yard on the south side of the property for the purpose of constructing a

second story addition to the existing one-story residential structure. The property is zoned R-7 Single Family Residential.

The existing residence is located approximately 6.42 feet from the east property line where an interior side yard setback of seven (7) feet is required and is located approximately 17.63 feet from the south property line where a front yard setback of 23.88 feet is required. The petitioner is proposing to construct a second floor over the existing first floor and extend the front porch to meet the northwest corner of the house. The resulting modifications require a variation of seven (7) inches on the east side of the property and six (6) feet, three (3) inches on the south side of the property. Mr. Evans stated that staff's review of the plans indicates that the proposed construction meets the Village's zoning requirements for floor area ration, lot coverage, daylight plane and building height. The original structure has existed on the site for many years and was constructed under previous zoning regulations. Before the zoning ordinance revision of 2001, the Village of Barrington required a minimum five-foot side yard setback. Staff found that the proposed additions and their footprint did not encroach any further than the existing structure. Staff determined that a hardship was created by the setback regulations, that the variation was not self-created, and the existing structure's location on the property. Mr. Evans indicated that staff was recommending approval of the variation based on the findings detailed in the staff report.

Ms. Pokorski asked for public comment. There was no public comment.

Mr. Fitzgerald asked if the garage meets the Village's requirements.

Mr. Evans reported that it does.

Mr. Sholeen asked if the addition was built to the zoning setbacks would they need to be here.

Mr. Evans replied no, a variation would not be required.

Ms. Pokorski asked the board if they were ready to consider a motion.

Motion:

Motion made by Mr. Julian to recommend approval of ZBA 05-08 with staff's recommendations. Mr. Fitzgerald seconded the motion.

Roll Call Vote:

Mr. Julian – yes

Mr. Kramer – yes

Mr. Fitzgerald – yes

Mr. Sholeen – yes

Ms. Pokorski – yes

Motion carried.

Minutes

Mr. Julian and Mr. Fitzgerald noted changes to the May 3, 2005 and the May 21, 2005 minutes.

Motion:

Mr. Julian moved to approve the minutes of May 3, 2005 and May 21, 2005 with the noted corrections. Mr. Fitzgerald seconded the motion. Voice vote recorded that all were ayes. Motion carried.

Planner's Report

Mr. Evans briefly discussed the status of future projects.

Ms. Pokorski asked that the public hearing procedures be amended to not limit the time for the applicant to rebut any testimony presented in light of the Klaeren public hearing procedures case and the presentation conducted by Zukowski, Rogers, Flood and McArdle. Mr. Evans said he would amend that change to reflect no time limit.

Adjournment

Ms. Pokorski asked for a motion to adjourn. Mr. Julian so moved.

Voice vote recorded all ayes. Motion carried.

Meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Paul Evans

Acting Recording Secretary

Patricia Pokorski, Chairperson
Zoning Board of Appeals